



DAVID E. JANSSEN
Chief Administrative Officer

County of Los Angeles
CHIEF ADMINISTRATIVE OFFICE

713 KENNETH HAHN HALL OF ADMINISTRATION • LOS ANGELES, CALIFORNIA 90012
(213) 974-1101

Handwritten signature

Board of Supervisors

GLORIA MOLINA
First District

YVONNE BRATHWAITE BURKE
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

June 12, 2001

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**PROPOSITION 218 ASSESSMENT BALLOTS-CITY OF CALABASAS
LANDSCAPING AND LIGHTING DISTRICT NO. 22
(THIRD) (3 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Support the assessments on County owned properties within the boundaries of the City of Calabasas Landscaping and Lighting District No. 22 for the operation, servicing and maintenance of landscaping at an annual cost of \$586, and direct the Chief Administrative Officer to cast ballots in support of the assessments for the properties.
2. Find that the project is categorically exempt from the California Environmental Quality Act (CEQA).

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

As a result of the passage of Proposition 218, property owned by government agencies, including Los Angeles County, became subject to assessment by various County and non-County assessment districts on July 1, 1997. The County, like other property owners, is able to cast ballots supporting or opposing the assessments and its ballots will be weighted to reflect its proportionate share of the total assessment.

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One such district which is in the process of seeking property owner approval for an assessment is a landscaping and lighting district in the City of Calabasas, identified as Landscaping and Lighting District No. 22. Since the County owns properties within the boundaries of this district, it has the right to participate in the balloting on the assessment. This is a city assessment district and the public hearing on the proposed assessment is scheduled for June 20, 2001.

The County properties which these ballots represent contain the Fire Department's (FD) Fire Station 68 (APN 2069-032-900), and the Department of Public Works' (DPW) Road properties known as Parkway Calabasas (APN's 2069-007-903 and 2069-009-900). The City of Calabasas adopted a Resolution of Intention on April 18, 2001, to levy the proposed assessments, including the County owned properties. The FD and the DPW have determined that the services to be financed by the city's assessment district will be of sufficient benefit to warrant the County's support. Accordingly, it is recommended that your ballots be completed as supporting the city's assessment.

In order to be approved under Proposition 218, the majority of property owners who return their ballots will have to approve the proposed assessments with their ballots being weighted according to their individual assessments based on the size, location, type of improvements and benefits received by the property. The proposed total annual amount of the assessment is \$1,950,540 which will provide for on-going landscape maintenance, tree trimming, maintenance and repair of irrigation systems, utility costs and other related expenses for FY 2001-02.

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Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs that we invest in public infrastructure, in order to strengthen the County's fiscal capacity. Support for the benefit assessments levied against the County properties to facilitate servicing and maintenance of public landscaping fills an identified need and supports this strategy by complying with the Strategic Asset Management Principles (Goal 3, Strategy 3, Objective 3.3.2).

FISCAL IMPACT/FINANCING

The total assessment for FY 2001-02 to be levied on the subject County properties is \$586. Additional total annual operational and maintenance assessments are anticipated beginning in FY 2002-03 estimated for the subject County properties at \$586, which may be adjusted in subsequent years for any increases in the Consumer Price Index or a re-balloting of property owners, except for normal Southern California Edison Company energy increases.

We propose to charge the assessments to the benefitting departments which have jurisdiction over the assessed parcels. Based on your Board's approval of other Proposition 218 assessments, this is in keeping with the current policy and practice of charging such assessments to the County departments occupying or deriving use from the assessed property. The FD and DPW and this office are aware of and support this financing plan. Future financing for approved assessments will be addressed as part of the annual budget process.

The financial burden of paying this increased assessment on the budgets of the FD and DPW is not significant.

The Honorable Board of Supervisors
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FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Proposition 218, approved by the voters in November 1996, requires public agencies to send ballots to all affected property owners prior to increasing or imposing a new assessment. The agency cannot increase an assessment or impose a new assessment if a majority of the ballots returned oppose the proposed assessment. The ballots are weighted according to the proposed assessment amount of the properties. In addition, publicly owned properties will no longer be exempt from the assessment unless the parcels receive no special benefit.

ENVIRONMENTAL DOCUMENTATION

This project is categorically exempt as specified under Appendix G, Class 1, of the Revised Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, which allows the repair and minor alterations of existing public facilities and/or utilities used to provide electric power, natural gas, water, sewage, or other public services, involving negligible or no expansion of use beyond that previously existing at the facility.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

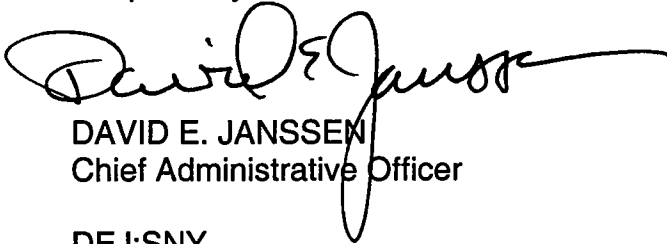
Approval of this benefit assessment will help ensure the maintenance and public safety of the streets and highways within the assessment district.

The Honorable Board of Supervisors
June 12, 2001
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CONCLUSION

It is requested that the Executive Officer, Board of Supervisors, return the adopted stamped Board letter to the CAO, Real Estate Division, 222 South Hill Street, 4th Floor, Los Angeles, CA 90012.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "David E. Janssen", with a long horizontal flourish extending to the right.

DAVID E. JANSSEN
Chief Administrative Officer

DEJ:SNY
CWW:RC:jf

Attachment (1)

c: County Counsel
Auditor-Controller
Department of Public Works
Fire Department
City of Calabasas

City Clerk
City of Calabasas
26135 Mureau Road
Calabasas, CA 91302-3172

* ASSESSMENT BALLOT *
CITY OF CALABASAS
LANDSCAPING AND LIGHTING DISTRICT NO. 22
HOA AREA: CAL ROAD COM

LA County Consolidated Fire Pro
500 W TEMPLE ST #754
LOS ANGELES, CA 90012

Assessor Parcel Number: 2069-032-900
Situs: 24130 CALABASAS

Proposed FY 2001-02 Assessment Amount
\$189.19

This amount may increase in each succeeding year
based on changes in the Consumer Price Index

This Assessment Ballot is for the use of the property owner of the parcel identified herein, which parcel is subject to the proposed Assessment for landscaping maintenance. The ballot may be used to express either support for or opposition to the levy of an annual assessment beginning July 1, 2001. This proposed assessment replaces and is not in addition to the landscape maintenance assessment currently on your property tax bill. In order to be counted, this ballot must be signed in the space provided below by an owner or, if the owner is a partnership or a corporation, by an authorized representative of the owner. The ballot must then be delivered to the City Clerk, whether by mail or in person, as follows.

Mail Delivery: If by mail, place the ballot in the mail in sufficient time to be received no later than June 20, 2001. If your ballot is not received by this time the ballot may not be counted.

Personal Delivery: If in person, deliver to the City Clerk at any time up to the close of the Public Hearing on June 20, 2001, in the City Council Chambers, 26135 Mureau Road, Calabasas.

For additional information regarding the Assessment, please see the enclosed legal notice and assessment information notice.

Please cut along this line and return the ballot below to the City Clerk.

PROPERTY OWNER BALLOT

Assessor's Parcel Number: 2069-032-900
Owner Name: LA County Consolidated Fire Pro
Situs Address: 24130 CALABASAS

Proposed Assessment Amount: \$189.19

_____ Yes, I SUPPORT the proposed assessment.

_____ No, I am OPPOSED to the proposed assessment

Date

Printed Owner's Name

Owner's Signature

City Clerk
City of Calabasas
26135 Mureau Road
Calabasas, CA 91302-3172

*** ASSESSMENT BALLOT ***
CITY OF CALABASAS
LANDSCAPING AND LIGHTING DISTRICT NO. 22
HOA AREA: CAL ROAD COM

LA COUNTY
500 W TEMPLE ST #754
LOS ANGELES, CA 90012

Assessor Parcel Number: 2069-009-900
Situs: NO SITUS

Proposed FY 2001-02 Assessment Amount
\$5.26

This amount may increase in each succeeding year
based on changes in the Consumer Price Index

This Assessment Ballot is for the use of the property owner of the parcel identified herein, which parcel is subject to the proposed Assessment for landscaping maintenance. The ballot may be used to express either support for or opposition to the levy of an annual assessment beginning July 1, 2001. This proposed assessment replaces and is not in addition to the landscape maintenance assessment currently on your property tax bill. In order to be counted, this ballot must be signed in the space provided below by an owner or, if the owner is a partnership or a corporation, by an authorized representative of the owner. The ballot must then be delivered to the City Clerk, whether by mail or in person, as follows.

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For additional information regarding the Assessment, please see the enclosed legal notice and assessment information notice.

Please cut along this line and return the ballot below to the City Clerk.

PROPERTY OWNER BALLOT

Assessor's Parcel Number: 2069-009-900
Owner Name: LA COUNTY
Situs Address: NO SITUS

Proposed Assessment Amount: \$5.26

_____ Yes, I SUPPORT the proposed assessment.

_____ No, I am OPPOSED to the proposed assessment

Date

Printed Owner's Name

Owner's Signature

City Clerk
City of Calabasas
26135 Mureau Road
Calabasas, CA 91302-3172

* ASSESSMENT BALLOT *
CITY OF CALABASAS
LANDSCAPING AND LIGHTING DISTRICT NO. 22
HOA AREA: CAL ROAD COM

LA COUNTY
500 W TEMPLE ST #754
LOS ANGELES, CA 90012

Assessor Parcel Number: 2069-007-903
Situs: NO SITUS

Proposed FY 2001-02 Assessment Amount
\$391.51

This amount may increase in each succeeding year
based on changes in the Consumer Price Index

This Assessment Ballot is for the use of the property owner of the parcel identified herein, which parcel is subject to the proposed Assessment for landscaping maintenance. The ballot may be used to express either support for or opposition to the levy of an annual assessment beginning July 1, 2001. This proposed assessment replaces and is not in addition to the landscape maintenance assessment currently on your property tax bill. In order to be counted, this ballot must be signed in the space provided below by an owner or, if the owner is a partnership or a corporation, by an authorized representative of the owner. The ballot must then be delivered to the City Clerk, whether by mail or in person, as follows.

Mail Delivery: If by mail, place the ballot in the mail in sufficient time to be received no later than June 20, 2001. If your ballot is not received by this time the ballot may not be counted.

Personal Delivery: If in person, deliver to the City Clerk at any time up to the close of the Public Hearing on June 20, 2001, in the City Council Chambers, 26135 Mureau Road, Calabasas.

For additional information regarding the Assessment, please see the enclosed legal notice and assessment information notice.

Please cut along this line and return me --

PROPERTY OWNER BALLOT

Assessor's Parcel Number: 2069-007-903
Owner Name: LA COUNTY
Situs Address: NO SITUS

Proposed Assessment Amount: \$391.51

_____ Yes, I SUPPORT the proposed assessment.

_____ No, I am OPPOSED to the proposed assessment

Date

Printed Owner's Name

Owner's Signature

NOTICE TO PROPERTY OWNERS AND BALLOT FOR THE LEVY OF ANNUAL ASSESSMENTS FOR
THE LANDSCAPE AND LIGHTING DISTRICT NO. 22
FOR THE CITY OF CALABASAS

I. Background

For the Fiscal Year 1997-98 in compliance with Proposition 218, the City Council ordered an Engineer's Report that complied with the benefit analysis requirements and submitted each District's assessment to a property owner mailed ballot. The City of Calabasas Landscape and Lighting Districts were approved by the City Council and property owner majority, pursuant to the "Landscape and Lighting Act" of 1972 and Proposition 218. For the Fiscal Year 2001-02, District 22 is proposing the establishment of seven (7) HOA areas. Per any change in assessment methodology or increase in assessment, Proposition 218 requires that the City send a ballot to each property owner so that a vote on the proposed assessment is taken.

II. Notice of Public Hearing

This notice informs you, as record owner of property within City of Calabasas, which is proposed to receive a Landscape and Lighting Maintenance Assessment that on April 18, 2001, the City Council adopted a Resolution in which it declared its intention to levy annual assessments and conduct a Public Hearing at the Calabasas City Hall Council Chambers. The time, date and place of the hearing are as follows:

Time: 7:30 P.M.
Date: June 20, 2001
Place: City Council Chambers
26135 Mureau Road
Calabasas, CA 91302-3172

At the public hearing the City Council shall consider all objections or protests, if any, to the proposed assessments. Any interested person shall be permitted to present written or oral testimony. At the close of the public hearing, the City Council shall decide, based on the outcome of the assessment ballot proceeding discussed below, and the testimony received at the public hearing, whether to impose the proposed annual assessment.

III. Notice of Assessment Ballot Proceeding

Proposition 218 requires that all record property owners in the proposed HOA areas in Assessment District No. 22 have the opportunity to express their support for or opposition to the proposed assessment through an assessment ballot proceeding. Property owners who wish to submit a ballot must mail or personally deliver their ballots to the City Clerk prior to the close of the public hearing. The value of ballots in support of the assessment must exceed the value of ballots in opposition to assessment for the assessment to be approved. See the next page for details on the Assessment Ballot Procedures. A ballot may be withdrawn and changed prior to the close of the public hearing.

IV. Notice of Assessment Information

1. The total annual Assessment for District 22 in Fiscal Year 2001-02 is \$1,950,540.26.
2. The Assessment annually chargeable to your parcel beginning with FY 01-02 is shown on the enclosed assessment ballot.
3. Duration of Proposed Assessment: The proposed assessment shown on the enclosed assessment ballot will be levied annually beginning July 1, 2001, and may increase each year in accordance with changes to the Consumer Price Index (CPI). Any other increases, or change in methodology of the assessment must be submitted to you for your approval.

4. Reason for the Assessment: To defray costs of the operation, servicing and maintenance and servicing landscaping, including: landscape planting, maintenance, repair of irrigation systems in common areas, trimming of trees, ground cover and turf maintenance, utility costs and other items necessary for the satisfactory operation of these services in Calabasas.

If a majority of the ballots returned and not withdrawn prior to the close of the public hearing are in support of the assessment, then funding for the maintenance of the improvements will be provided by the assessment.

If a majority of the ballots returned and not withdrawn prior to the close of the public hearing are in opposition of the assessment, then the assessment will not be imposed. Funding for the maintenance of the improvements will not be provided by the assessment and therefore, landscape maintenance services will not be provided by the District.

Basis for calculation of the Assessment: In accordance with Proposition 218, all parcels within Calabasas receive a special benefit from landscaping maintenance. The Assessment Information Sheet summarizes a detailed Engineer's Report that was prepared for this Assessment by a registered professional engineer. The Assessment Engineer's Report is on file in the office of the City Clerk and may be reviewed during normal business hours.

V. Questions Regarding These Assessment Proceedings

If you have any questions about the proposed assessments or this process, please contact Bill Millar, Landscape Maintenance Manager at the Calabasas City Hall, (818) 878-4225.

ASSESSMENT BALLOT PROCEDURES

Record property owners may submit the enclosed ballot to the City to express support or opposition to their proposed Assessment for Landscaping Maintenance. Record property owner generally means the owner of a parcel whose name and address appears on the last equalized secured property tax assessment roll. Please follow the instructions below to complete and return your ballot:

1. Register your vote on the enclosed assessment ballot in support of or in opposition to the Assessment by placing an "x" in the corresponding box.
2. Sign and date your ballot. (Ballots received without a signature will not be counted.) If the record owner is a public entity, partnership, corporation, trust, or limited liability company, the ballot must be signed by an authorized representative.
3. Mail or personally deliver your ballot to the City Clerk for the City of Calabasas. A return envelope has been provided for your use.
4. Ballots must be received by the City Clerk of the City of Calabasas prior to the close of the public hearing to be held on the Assessment at 7:30 P.M. on June 20, 2001, at the Calabasas City Council Chambers. You may withdraw your ballot, and if you choose change your vote, at any time up to the close of the public hearing. To do so, contact the City Clerk. Any ballots received after the close of the public hearing cannot legally be counted.
5. Following the close of the public hearing on the Assessment held at the Calabasas City Council Chambers, the Clerk would tabulate all of the ballots received. The ballots will be tabulated electronically. The ballots are weighted according to the proportionate financial obligation of the affected property with respect to paying the Assessment. (Simplified, this means 1 vote for each dollar of assessment). If more than one record owner returns a ballot, each ballot shall be weighted in accordance with the proportional ownership interest as such interest appears on the last equalized assessment roll or from evidence submitted by property owners to the satisfaction of the City.
6. The Assessment will be confirmed unless majority protest exists or the City Council decides, based on testimony received, not to impose the assessment. Majority protest exists if, upon the close of the public hearing, the value of the ballots submitted in opposition to the Assessment exceeds the value of the ballots submitted in favor of the Assessment.
7. **If a majority protest exists based upon the weighted assessment value of the ballots received by the City Clerk prior to the close of the public hearing, the Assessment will not be imposed.** If the Assessment is not imposed, the landscape maintenance services will not be provided by District No. 22.

Assessment Information Sheet

BACKGROUND

In District 22 the property owners in seven existing HOA areas have requested additional operation and maintenance landscape services to be provided. As a result, a landscape zone is proposed to be established to provide the additional landscape services, which will provide a direct and special benefit to each parcel in the identified HOA areas. As a result in the increase in the cost of landscaping maintenance services, the assessments to the property owners in the specified HOA areas will increase and will require property owner voter approval of the establishment of the HOA areas and the assessment on their parcel.

DISTRICT NO. 22 - FORMULA OF ASSESSMENT

For the FY 2000-01, the property owners in seven specified HOA areas have requested additional operation and maintenance landscape services to be provided to their area. The landscape services provide a direct and special benefit to each parcel in the area. As a result of the increase in the cost of landscape maintenance services, the assessments for these parcels will increase for FY 2001-02.

For the proposed establishment of the seven HOA areas in District 22 the noticing and balloting requirements and other applicable provisions of Article XIID of the California State Constitution (Proposition 218) will be followed.

The aggregate assessment for Fiscal year 2001-02 will be offset by any surpluses projected for the Fiscal year 2000-01. The assessment amount for each Assessment Unit is determined by dividing the aggregate levy of assessment for Fiscal year 2001-02 for each HOA Area by the number of parcels in the HOA Area.

HOA AREA	Maintenance Costs & Benefit Assessment	Land Use	No. of Parcels	No. of Acres	FY 00-01 Benefit Assessment Rate	FY 01-02 Benefit Assessment Rate	Per Parcel / Acre
Bellagio	\$ 124,382.16	SFR	161		\$ 621.43	\$ 772.56	Per Parcel
Cal Road Commercial	\$ 57,125.54	Commercial	86	217.41	\$ 172.92	\$ 262.76	Per Acre
Clairidge- Zone 1	\$ 109,179.10	SFR	34		\$ 2,500.00	\$ 3,211.15	Per Parcel
Countrv Estates	\$ 28,269.11	SFR	37		\$ 621.43	\$ 764.03	Per Parcel
The Ridge	\$ 109,108.72	SFR	56		\$ 1,023.73	\$ 1,948.37	Per Parcel
Vista Pointe	\$ 249,726.50	SFR	190		\$ 621.43	\$ 1,314.35	Per Parcel
Westridge	\$ 87,277.12	SFR	112		\$ 621.43	\$ 779.26	Per Parcel